QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1423447 DEEDQC
05/21/2026 09:47:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260521-0046110

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAKOTA M. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

THIS INSTRUMENT WAS PREPARED BY (and return to):

Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

Johnnie Brandon	SEND TAX BILLS TO: SAME	MAP / PARCEL NUMBER (S)
(NAME) **3211 Torbett St**	(NAME)	092-09-0-077.00
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED,

JOHNNIE BRANDON, JAMES A. BRANDON, AND TARIANO T. BRANDON

BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO:

JOHNNIE BRANDON, AN UNMARRIED WOMAN

ITS SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST TO THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee being Lot No. 34 in George E. Jackson's Subdivision of the Marable Lot, a plan of which is a record in Book 161, Page 86, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Icie L. Brandon, by Warranty Deed from PT Development, LLC, of record in Instrument No. 20020520-0061067, Register's Office for Davidson County, Tennessee, dated May 15, 2002 and recorded on May 20, 2002.

Icie L. Brandon, having since passed intestate on March 11, 2026, leaving three heirs-at-law, one daughter, Johnnie Brandon, and two sons, James A. Brandon and Tariano T. Brandon. Please see Affidavit of Heirship recorded simultaneously herewith in Instrument No. 20260520-0045746 Register's Office for Davidson County, Tennessee.

This is **improved** property known as: 3211 Torbett St, Nashville, TN 37209.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

[Signature Page to Follow]

Witness my hand this the 17th day of April, 2026.

Johnnie Brandon

Witness my hand this the 21st day of April, 2026.

James A. Brandon ~~All Rights Reserved~~ JAB

Witness my hand this the 17th day of April, 2026.

Tariano T. Brandon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Johnnie Brandon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2026.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Brandon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of April, 2026.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tariano T. Brandon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of April, 2026.

Notary Public
My Commission Expires: 1/4/2027

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

James A. Brandon, as GRANTOR, is executing this document to convey any and all interest he has in the aforementioned property, without any reservation, and conveying his fee simple interest to GRANTEE.

Witness my hand this the 19th day of May, 2026.

James A. Brandon

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James A. Brandon**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of May, 2026.

Notary Public
My Commission Expires:

DAKOTA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Commission Expires Apr. 18, 2028

Certificate of Authenticity

I, Nathan W. Underwood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on May 19, 2026.

Date

Affiant Signature

5/19/26
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 19th day of May, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)